

SUBURBAN REAL ESTATE

Westchester-Sale or Let.

GEORGE H. WELLS

Specialist in Suburban and Country Properties

Main Office 527 Fifth Ave., N.Y.C. Tel. 7205 Vand.

PARK HILL ON THE HUDSON

SUBURBAN RESIDENCE

Finest View of Hudson River

Near New York

Slaughter price to close estate

This remarkable property is situated at the top of the hill at Park Hill on the Hudson, which is one of the most beautiful, beautiful and in every way attractive suburban districts near New York. Originally built by the founder of Park Hill, it has been kept in the very finest and most up-to-date condition.

To close the estate the heirs are offering the property at a tremendous sacrifice. It contains all told 17 rooms and 3 baths, and is equipped with every modern convenience and comfort, and is certainly a house that would appeal to the most fastidious tastes. It is situated on a magnificent building site, laid out in fine lawns, gardens, rare shrubs and beautiful trees. Price \$25,000. We urge immediate investigation by prospective home-seekers.

Wonderful Bargain at Larchmont

CHARMING English residence, stucco on hollow tile, built in 1910. 12 rooms, 3 baths, large sun porch, steam heat, large garage, 2 cars. Price \$15,000. Sunday phone Larchmont 22.

Gentleman's Small Estate

4 Acres—One hour from Grand Central. Beautiful remodeled Colonial residence, containing 11 rooms, 3 baths, beautiful old shade trees, shrubs and gardens. Two-car garage. Stable, chicken house, brook runs through property. Fruit in abundance; never a station and school. Exceptional bargain for quick sale.

Builder's Loss—Your Gain

We are selling for a Building Company at tremendous sacrifice a number of charming suburban homes in the most exclusive section of Mount Vernon, adjoining the Bailey Estate, which has just been taken over for a fine country club. One of the most attractive bargains of this group is a beautiful Colonial residence, situated on a large fine plot, \$15,000. It contains 9 large rooms, 3 baths, sun porch, fine 2-car garage. In every way the house is the last word in modern design and comfort, and such a property as any one would be glad to own. Price \$25,000. Make an offer.

Dobbs Ferry—Owner Forced to Sell

Colonial residence, 3 rooms, bath, large living room, hardwood floors, large porch. Garage. Magnificent views of Hudson. Immediate occupancy. Price \$15,000. Terms. Sunday phone Dobbs Ferry 207.

Pelham Manor—Beautiful Building Sites

10 minutes to station, all improvements, beautiful and landscaped. Suburban home on large lot, 100 ft. wide, 100 ft. deep, in a neighborhood where land values are increasing rapidly. Beautiful acreage, all improvements, one of the very best opportunities to purchase land at a remarkably low price and on easy terms. Company owning property is closing out its business and is offering these lots for sale at tremendous bargain. This Company also owns a number of beautiful homes in this vicinity of all sizes and covering a wide range of prices. These are also being slaughtered. For information and Sunday inspection phone Pelham 1093.

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New Jersey—Sale or Let.

MONTCLAIR

THE WELL KNOWN MOUNTAIN SUBURB, ACCESSIBLE TO NEW YORK CITY.

Houses for Fall Rental

Charming appointed residence near Lackawanna Terminal, unfurnished, 10 rooms, 3 bathrooms, sun room; steam heat; garage; \$250 month; possession October 1st.

A choice residence in the center of the Mountain Colony is offered completely furnished, 12 rooms, 3 bathrooms; steam heat; garage for several cars; living quarters for chauffeur. Will rent to desirable party from September 15, \$400 month.

Handsome Colonial residence, 14 rooms, 4 bathrooms, music room; garage; will lease fully furnished, references required; \$600 month; possession October 1st.

F. M. CRAWLEY & BROS.

Opp. Lackawanna (Real Estate Brokers) Montclair, N. J.

SPLENDID CHANCE; SUBURBAN HOME BARGAIN

Home sacrifice by a prominent suburban builder of a beautiful Southern Colonial home, with garage 1 need cash and have too much construction on my hands. Huge Colonial pillars support a 2-story veranda balcony; the house is 65 ft. wide by 30 ft. deep; there are 13 immense rooms, extra toilet and three completely appointed bathrooms and a garage. The plot is 100x200 ft., commanding beautiful extensive view. Only five minutes' walk to the R. R. station. Beautiful, high-class, year-round, settled residential community home section; about 800 ft. elevation. Water rights on chain of five charming lakes afford fine boating, sailing, fishing, skating. Splendid commuting service to New York City. \$5,000 cash takes it. Complete with no extras to buy, and ready for immediate occupancy. Balance 2 years, second mortgage \$5,000. Permanent first mortgage \$15,000. For complete details apply BUILDER, Post Office Box 748, City Hall Station, New York City.

FOR RENT

Don't Renew Your Lease

until you have inspected this high class gentlemen's residence, in an exclusive residential section, ten minutes' walk to the Summit Tube Station, Jersey City, N. J. 14 rooms, 4 baths, vapor heat, all other modern improvements, together with a garage for six cars. Lease at \$300 per month; monthly tenancy \$250. Property can be purchased also. For inspection and full particulars apply CHARLES L. CAST, Realtor, 821 Ocean av., Phone Bergen 2529.

New York State—Sale or Let.

"A PERFECT DREAM"

Magnificent 3 acre estate with a perfectly charming modern dwelling and numerous outbuildings offered at sacrifice of \$40,000 for quick sale. A "gem."

Hugh J. McGinley, 17 E. 42d St.

"Specialist in High Class Estates Everywhere"

Connecticut—Sale or Let.

GREENWICH

FOR SALE.

\$18,000—Modern frame house, 7 rooms and bath; 1/2 acre. Sound view. No. 1814.

\$18,000—Old farm house faithfully remodeled. 10 rooms, 3 baths, 1 1/2 acres. Near Club. No. 2002.

\$20,000—12 acres, near Country Club. Woods. Brood. Old farmhouse, recently rebuilt. 7 rooms, 3 baths. Garage. Bar. No. 4—hoped.

\$27,000—New Colonial, 11 rooms, 3 baths, 1 1/2 acres. Garage. Bar. No. 2002.

\$30,000—Fine Colonial villa, 3 acres, 10 rooms, 3 baths, 2 car garage. Beach place. Near town. No. 1—1901.

OFFICE OPEN SUNDAYS

LADDE & NICHOLS

Greenwich, Conn. INC. Tel. 1717.

STAMFORD

Owner, living elsewhere, authorizes us to sell. You have opportunity; own this home at a bargain. Nine rooms, bath, hardwood floors, hot water heat; 2 car garage; fine residential street; convenient to shopping, walking distance station. Price \$20,000; will be sold soon. Who will be first to get at it? Appointment only.

The Rhinehart-Hoyt Agency, Inc.

418 Atlantic St., Opposite Post Office. Telephone 768.

FOR SALE AT GREENWICH

400—Colonial frame house, 7 bedrooms, 3 baths. Living room, library, dining room, pantry, kitchen, hot water heat, garage. A acre lovely grounds and trees. Perfect condition. Excellent buy. Price \$27,500.

E. P. HATCH, INC.

Greenwich, Conn. Real Estate PICKERICK LBN BUILDING.

Tel. Greenwich 1029-1033. Open Sunday.

A RARE GEM

Old English mansion, 28 rooms, 8 baths; everything that good taste can suggest; perfect condition; 28 acres beautifully landscaped, gardens, etc.; elevation, enchanting view; retired, but convenient to everything.

Price on Application.

Jones Realty Co.

Tel. 802. Stamford, Conn.

GREENWICH FOR SALE

On the Water Front. Colonial home, 10 rooms, 3 baths; price \$85,000. A bargain. Office Open Sundays.

Thos-N Cooke

Smith Ridge, Greenwich, Conn.

A MINIATURE COUNTRY ESTATE

Suburb of Stamford, Conn.; 8 rooms and 2 baths, electricity, sun porch, screened porch, 2 fireplaces, large sleeping porch, hot water heat, 1 car garage. 2 acres beautiful landscaped, garden; fruit and shade trees; wonderful garden; blue stone drive; will be sacrificed for \$15,500 on very liberal terms.

CALDER'S REAL ESTATE CO.

82 Court St., Hopedale, Mass. 207.

GREENWICH

For Rent—Several attractive unfurnished houses for sale, twelve rooms and three baths.

Office Open Sundays.

Thos-N Cooke

Smith Ridge, Greenwich, Conn.

REAL E. B. LOCKWOOD

ESTATE Tel. 216 Sound Beach.

E. P. HATCH INC. Real Estate PICKERICK LBN BUILDING.

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GREENWICH

REAL ESTATE TO EXCHANGE.

Real Estate for Exchange

Add a little cash and obtain a desirable Investment Property for something you wish to dispose of, whether a dwelling, a tenement, farm or country place.

Department of Exchange in charge of Chas. F. Noyes, Joseph D. Cronan and Thos. D. McBride of our staff. Ask for Details by Numbers.

(No. 265)—New York City's finest all year residential property; overlooks bay; 5 acres; perfect home with 25 rooms, 6 baths, 5 lavatories. Wine cellars, sunken Italian gardens, tennis courts, garage—5 rooms and bath on second floor. Reproduction value \$500,000. Price \$275,000. Free and clear. Owner will add cash for income property.

(No. 266)—South of Fulton St., just east of Broadway. A 12 story office building on a plot of 3,100 sq. ft. Rents \$84,000. Expenses including interest on mortgage \$45,900. Net income on investment of \$310,000 equals \$38,100. Price \$550,000. Mortgage \$240,000. At 6 1/2 % 5 years. Attractive terms arranged.